



8 Dunnock Avenue, Clayton Heights, Bradford, BD6 3XH

**** SIMPLY MUST BE VIEWED ** HIGH SPEC FINISH **** Only upon internal inspection will this MODERN DETACHED be fully appreciated. With a lovely 'kerb side' appeal the property briefly comprises: entrance hallway with cloakroom and open stairs, lounge, quality fitted dining kitchen, utility and large conservatory overlooking LARGE gardens with decked seating areas, patio and lawn, a lovely space for entertaining. To the first floor are THREE bedrooms with the master bedroom having en-suite shower room plus a contemporary family bathroom. Cul de sac location within this highly sought after area of Westwood Park, Clayton Heights. BOOK TODAY

£295,000

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ENTRANCE HALL

Double doors leading to kitchen. Useful store cupboard and galleried landing. Laminate flooring

CLOAKROOM

Off from hall with sink and W.C

LOUNGE 13'3" x 11'4" (4.04m x 3.45m)

Good size reception room with inset fire into chimney breast

DINING KITCHEN 18'9" x 9'7" (5.72m x 2.92m)

High spec fitted kitchen with an array of wall and base units to include display units, worktops, sink and drainer. Oven, five ring hob and extractor. Fridge freezer, dish washer and wine fridge. Patio doors to conservatory

UTILITY ROOM 6'6" x 4'1" (1.98m x 1.24m)

CONSERVATORY 15'11" x 10'4" (4.85m x 3.15m)

A great addition with solid wood flooring and radiator. Over looking the rear garden

ATTACHED GARAGE 17'3" x 8'8" (5.26m x 2.64m)

Power and light. Potential for conversion (subject to permissions)

FIRST FLOOR LANDING AREA

Loft access

MASTER BEDROOM 13'3" x 8'11" (4.04m x 2.72m)

Fitted bedroom furniture

EN-SUITE

Fully tiled with shower cubicle, vanity style sink and W.C

BEDROOM TWO 10'3" x 12' (3.12m x 3.66m)

Good size double bedroom

BEDROOM THREE 10'4" x 8'3" (3.15m x 2.51m)

BATHROOM

Contemporary bathroom suite with shaped bath with shower over and screen. Vanity style sink and W.C. Fully tiled

OUTSIDE

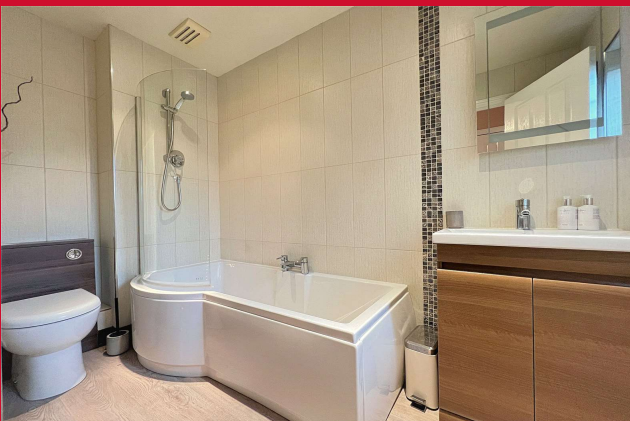
Sat on an enviable plot with well maintained garden to the front, relatively low maintenance, larger than expected gardens to the rear with mature shrubs. Well designed and ideal for entertaining with raised decked seating area, large patio and lawns

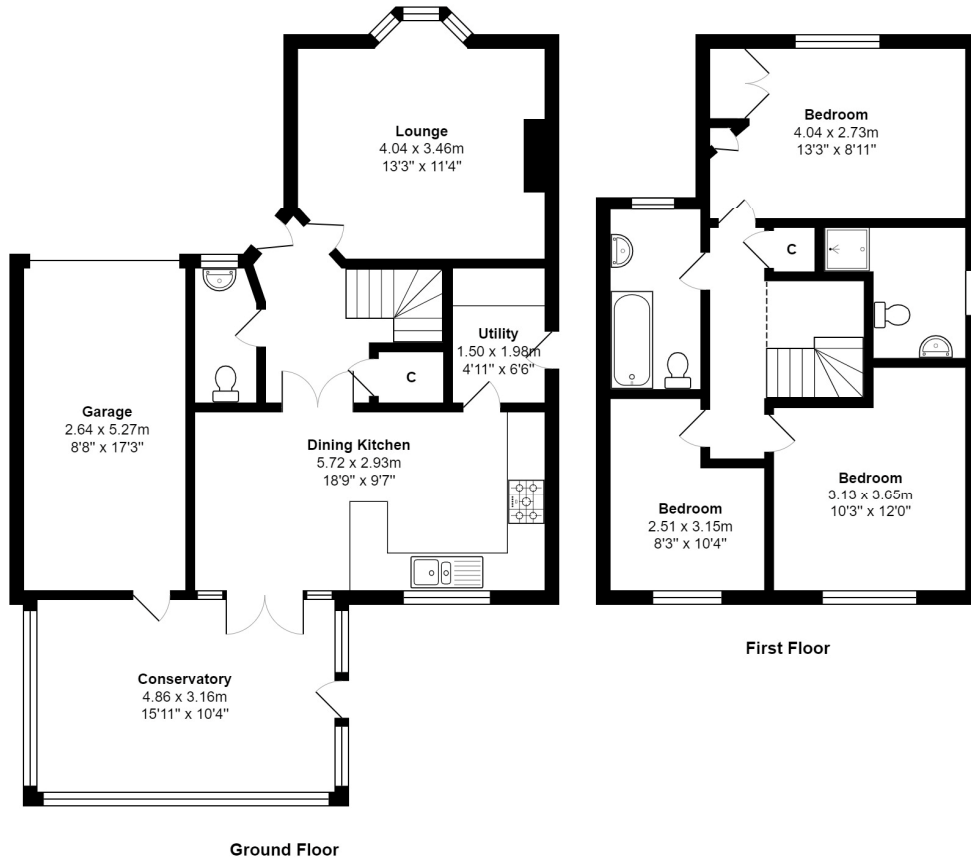
FURTHER INFORMATION

Council Tax - Band D

Tenure - Freehold

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 108.6 m² ... 1169 ft² (excluding garage)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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